

LAND BOARD AGENDA ITEM

June 19, 2006

SET MINIMUM BID AMOUNT FOR GARFIELD CO. LAND BANKING PARCELS

Background:

In May, 2005 the Board approved 32 isolated and lessee nominated parcels totaling 9,600 acres in Garfield County to continue through the Land Banking sales evaluation process. Since then, a cultural resource inventory and appraisal have been conducted on the parcels. Completion of the appraisals by an independent appraiser and review by the DNRC staff appraiser allows DNRC to recommend to the Board a minimum bid amount, and provides the basis for the Board to set the minimum bid amount below which value the parcels may not be sold (Section 77-2-323, MCA).

DNRC proposes setting the minimum bid for 28 parcels totaling 7040 acres, which brings the present acres offered for sale across the state to 19,824. Statutorily there is a limit of 20,000 acres that can be sold prior to acquisition of replacement acreage.

Setting the minimum bid allows DNRC to notify the lessee, licensee, beneficiary, surrounding landowners, and agencies required by rule (FWP, MDT, and DEQ) that the parcels will be offered for sale at the minimum bid amount. Subsequent to this notification, DNRC can begin advertising the parcels for sale via local and regional newspapers, and by contacting land trusts, real estate agents and/or developers, where appropriate, etc.

Public Involvement:

DNRC contacted the lessees with the appraised values by phone and mail. None of the lessees requested a reappraisal.

DNRC will continue to update its land banking website to provide the public with the most current information on the sale status of nominated parcels. The public may contact DNRC or the Land Board in writing or verbally with future comments.

Agency Recommendation:

Based on the following appraised values, the Director recommends the following minimum bid amounts:

Sale #	Acres	Value Without Access	Value With Access	Recommended Minimum Bid
81	80	\$105 @ Acre / \$8,400	\$115 @ Acre / \$ 9,200	\$115 @ Acre / \$ 9,200
82	240	\$115 @ Acre / \$27,600	\$125 @ Acre / \$ 30,000	\$125 @ Acre / \$ 30,000
83	40	\$105 @ Acre / \$ 4,200	\$115 @ Acre / \$ 4,600	\$115 @ Acre / \$ 4,600
84	280	\$110 @ Acre / \$ 30,800	\$120 @ Acre / \$ 33,600	\$120 @ Acre / \$ 33,600
87	640	\$105 @ Acre / \$ 7,200	\$120 @ Acre / \$ 76,800	\$120 @ Acre / \$ 76,800
88	160	\$110 @ Acre / \$ 7,600	\$120 @ Acre / \$ 19,200	\$120 @ Acre / \$ 19,200
89	160	\$120 @ Acre / \$19,200	\$135 @ Acre / \$ 21,600	\$135 @ Acre / \$ 21,600
90	240	\$110 @ Acre / \$26,400	\$120 @ Acre / \$ 28,800	\$120 @ Acre / \$ 28,800
91	80	\$120 @ Acre / \$ 9,600	\$140 @ Acre / \$ 11,200	\$140 @ Acre / \$ 11,200

109	640	\$ 90 @ Acre / \$ 57,600	\$110 @ Acre / \$ 70,400	\$110 @ Acre / \$ 70,400
110	40	\$ 90 @ Acre / \$ 3,600	\$110 @ Acre / \$ 4,400	\$110 @ Acre / \$ 4,400
113	40	\$115 @ Acre / \$ 4,600	\$130 @ Acre / \$ 5,200	\$130 @ Acre / \$ 5,200
133	640	\$105 @ Acre / \$ 7,200	\$115 @ Acre / \$ 73,600	\$115 @ Acre / \$ 73,600
140	640	\$260 @ Acre / \$166,400	\$345 @ Acre / \$220,800	\$345 @ Acre / \$220,800
164-1	80	\$100 @ Acre / \$ 8,000	\$115 @ Acre / \$ 9,200	\$115 @ Acre / \$ 9,200
164-2	80	\$100 @ Acre / \$ 8,000	\$115 @ Acre / \$ 9,200	\$115 @ Acre / \$ 9,200
166	80	\$100 @ Acre / \$ 8,000	\$115 @ Acre / \$ 9,200	\$115 @ Acre / \$ 9,200
174	640	\$110 @ Acre / \$70,400	\$130 @ Acre / \$ 83,200	\$130 @ Acre / \$ 83,200
176	240	\$105 @ Acre / \$ 5,200	\$130 @ Acre / \$ 31,200	\$130 @ Acre / \$ 31,200
177	120	\$100 @ Acre / \$12,000	\$115 @ Acre / \$ 13,800	\$115 @ Acre / \$ 13,800
178	40	\$100 @ Acre / \$ 4,000	\$115 @ Acre / \$ 4,600	\$115 @ Acre / \$ 4,600
180	640	\$105 @ Acre / \$67,200	\$120 @ Acre / \$ 76,800	\$120 @ Acre / \$ 76,800
181	280	\$115 @ Acre / \$32,200	\$135 @ Acre / \$ 37,800	\$135 @ Acre / \$ 37,800
185	40	\$120 @ Acre / \$ 4,800	\$140 @ Acre / \$ 5,600	\$140 @ Acre / \$ 5,600
187	80	\$120 @ Acre / \$ 9,600	\$140 @ Acre / \$ 11,200	\$140 @ Acre / \$ 11,200
188	120	\$115 @ Acre / \$ 3,800	\$135 @ Acre / \$ 16,200	\$135 @ Acre / \$ 16,200
189	120	\$115 @ Acre / \$ 3,800	\$135 @ Acre / \$ 16,200	\$135 @ Acre / \$ 16,200
192	560	\$105 @ Acre / \$ 8,800	\$115 @ Acre / \$ 64,400	\$115 @ Acre / \$ 64,400
Total	7040		Total Estimated Revenue	\$998,000

LAND BOARD INFORMATION REPORT

DATE: 5/30/06

SALE NO(S): 81-84, 87-91, 109,110,113, 164-1,2, 166, 174, 176-78, 180, 181, 185, 187-89, 192	LESSEE: Various	COUNTY: Garfield	RECOMMENDATION: Set minimum bid as recommended by department.
LEASE NO(S):			
AREA OFFICE	Northwestern Land Office: Southwestern Land Office: Central Land Office : Northeastern Land Office: Southern Land Office: Eastern Land Office: XX		
Current Classification:	Ag: XX Grazing: Timber: Other		
Appraisal	Yes: XX No: Conducted by Dept.: Contracted: George Luther		
Results of MEPA	Sell		
Public Comment	If yes, explain:		
Does the parcel have public access	Yes: No: XX If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	Yes: No: XX If yes, explain		
Extent of infrastructure	Roads: trails Water: No Availability of Utilities: None power: telephone: water: sewer:		
Potential for development or value-added activities that complement local and statewide economic development.	None		

Reasons for Recommendation: Property is low revenue generating, inaccessible to the public, and difficult to manage.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Candace Durran

 Signature of Individual Completing the Form

5/30/06

 Date